

PLACER COUNTY
COMMUNITY DEVELOPMENT/RESOURCE AGENCY
PLANNING DEPARTMENT

11414 B Avenue, Auburn CA 95603
Telephone: 530-886-3000/Fax: (530) 886-3003
Web Page: <http://www.placer.ca.gov/planning>

PRE-DEVELOPMENT MEETING REQUEST FORM

FOR INTAKE, STAFF USE ONLY

File # 1-PD-MT-2007-0263

Mandatory ☒ Yes ☐ No

Environmental Questionnaire (EQ) Required ☒ Yes ☐ No

Fee Paid 1000-- Receipt # 07-38080 Date Received: 4/12/07

Received By Mail Zoning See attached

APPLICANT: Complete all sections below that apply. Please print legibly.

Applicant Name Randall M. Faccinto Company Stoel Rives LLP

Street Address 111 Sutter Street, Suite 700

City San Francisco State CA Zip Code 94104

Day Phone (415) 617-8910 Fax (415) 676-3000 E-Mail rmfaccinto@stoel.com

Owner's Name Royal Gorge LLC Company c/o Michael Livak

Street Address 9411 Hillside Drive

City Soda Springs State CA Zip Code 95728

Day Phone (530) 426-3871 Fax (530) 426-9221 E-Mail mlivak@royalgorge.com

APN(s) 069-010-018; 069-210-001; 069-020-011, 069-061-006 (027, 055, 056, 058, 059, 067, 068, 071) 069-490-016, 017, 018

Project Proposal See Attached Summary Project Description

Development Site Address or Location Soda Springs Road, Donner Summit

Cross Street Pahatsi Road Sq. ft./Acreage Approximately 2,900 acres

RECEIVED
APR 12 2007

Attach one copy of Assessor's page with parcel identified.

Attach sixteen (16) 8.5 x 11 inch conceptual site plans of the project (or larger and folded to same size). The plan must be clear, legible and reproducible, and must include the following information:

- Subdivisions – Conceptual layout of proposed subdivision design (approximate location of lots, roads, etc.).
- Commercial projects – Existing and proposed structures (gross floor area) and parking areas.
- Approximate area of the parcel (in square feet or acres).
- All existing and proposed streets and/or parking areas.
- Approximate location of all creeks.
- Appropriate location of trees.
- North arrow and approximate scale of drawing.
- Vicinity map which shows the location of the subject property, in relation to existing County roads and adjacent properties, sufficient to identify the property in the field for someone unfamiliar with the area. The distance of the closest intersection of County roads should be shown to the nearest 1/10th of a mile.

Copies of the plan will be forwarded to other County departments involved in the pre-development meeting. Conceptual building elevations must be submitted for design review requests.

Please complete this chart. Write "N/A" if a specific description does not apply to the proposal.

SPD means Summary Project Description (attached).

ALL PROPOSALS	EXISTING	PROPOSED
Uses and structures on property	SPD Secs. 2, 5	SPD Sec. 6
On-site parking	SPD Sec. 5	SPD Sec. 6
Hours of operation	SPD Sec. 5	Not yet known
Number of employees	Approximately 45	Not yet known
Number of residents	0	SPD Sec. 6
Number of clients/users	Unknown	SPD Sec. 6
Square footage	SPD Sec. 5	SPD Sec. 6
Number of stories	N/A	N/A
Number of residential units	0	SPD Sec. 6
Streets providing site access	SPD Sec. 7	SPD Sec. 7
Water supply: If groundwater, is there known contamination? Y N	SPD Sec. 9	Same
Sewer connection: Does project propose to connect to a public sewer system? Y N	DSPUD/SPD Sec. 10	DSPUD/SPD Sec. 10
Sewage disposal: if on-site treatment and disposal is proposed, has soil testing been performed: Y N If Yes, when (date):	N/A	N/A
Public use canal or waterway on site	N/A	N/A
Other streams on site	South Fork of Yuba, Serena Creek	Same
Underground storage tanks	N/A	SPD Sec. 11
Is project a sensitive noise receptor (e.g., residential, school, offices)? Y N If Yes, what is nearby? What is noise source?	N/A	N/A
Hazardous substance use	N/A	N/A
Identify past/proposed land uses, i.e., industrial/commercial, agriculture, mining	SPD Sec. 5 Recreation	SPD Sec. 6
What are the surrounding land uses?	SPD Sec. 2 Residential; Recreation	Same

For properties located within zoning districts that allow the keeping of cattle and livestock, does this proposal include allowing for the keeping of cattle and livestock?	N/A	N/A
LAND DIVISIONS		
Number of lots	15	SPD Sec. 6
Types of housing	N/A	Single Family; Multi-Family; SPD Sec. 6

List any specific questions that you want answered at the pre-development meeting:

1. What reports and studies, at what level of detail, are required to have application deemed complete?
2. Which technical reports or studies can be submitted after complete application, and when?
3. When should application(s) for tentative map(s) for phase one implementing projects be filed in relation to specific plan application and CEQA processes?

**THIS IS NOT AN APPLICATION. ADDITIONAL DETAILED
INFORMATION WILL BE REQUIRED WITH THE
ENVIRONMENTAL QUESTIONNAIRE (EQ), IF APPLICABLE.**